



## VILLAGE OF MARVIN

10004 New Town Road | Marvin, NC | 28173 | Tel: (704) 843-1680 | Fax: (704) 843-1660 | [www.marvinnc.org](http://www.marvinnc.org)

### PLANNING BOARD MEETING MINUTES

May 19, 2020 – 6:30 p.m.  
Virtual Meeting

#### AGENDA ITEM

##### 1. Call to Order

Chairman Jones called the meeting order at 6:33 pm.

##### 2. Determine Quorum

Chairman Jones verified a quorum was present. He noted the meeting was being conducted virtually and asked for a Roll Call of Planning Board Members. The Clerk noted that Mark Petersen sent confirmation by email that he was out-of-town and would not be present.

**Members Present by Remote:** John Jones, Michael Lavelle, Paul Cappiello, Kelly Cates and Chris Smith.

**Members Absent:** Mark Petersen

**Staff Present:** Rohit Ammanamanchi-attended in-person and Barbie Blackwell – attended remote

##### Adoption of the Agenda

**MOTION:** Chairman Jones made a motion to adopt the agenda as presented and seconded by Kelly Cates.

**VOTE:** The motion passed unanimously.

##### 4. Adoption of the Meeting Minutes for: 4/21/2020

Planning Board Members made minor revisions to the minutes.

**MOTION:** Chairman Jones made a motion to adopted the 4/21/2020 minutes as amended.

**VOTE:** The motion passed unanimously.

##### 5. Public Comment Period

Ann Pribas Papastrat, 1024 Marietta, GA, representative of the Pribas Property on New Town Road: She advocated for commercial development of the Pribas Property in relation to the Village Center District and requested that the property be add to the Village Center boundary on the Future Land Use Map.

#### ITEMS OF DISCUSSION

**TIME STAMP: 15:29**

##### 1. Discussion of Third-Party Communication

Chairman Jones read a prepared statement regarding the Third-Party Communication on information being disseminated out to the public through Next Door. *(See the attached statement is hereby incorporated as reference into these minutes.)*

##### Update on Code Reorganization

Mr. Ammanamanchi presented his staff report for this item. *(See attached staff report is hereby incorporated as reference into these minutes.)*

Planning Board discussed this item in depth.

**TIME STAMP: 52:55**

**3. Review of Land Use Plan 2020**

Planning Board continued their review of the LUP. They made minor revisions to the plan. They asked Mr. Ammanamanchi to send the final draft to Council early to give them time to review it.

**MOTION:** Kelly Cates made a motion to send the final draft of the LUP to Village Council for review and feedback and seconded by John Jones.

**VOTE:** The motion passed unanimously.

**TIME STAMP: 1:09:43**

**4. Discussion of Future Land Use Map**

- a. Village Center District Boundaries
- b. Other Land Uses in Marvin

Mr. Ammanamanchi presented his staff report for this item. *(See attached staff report is hereby incorporated as reference into these minutes.)*

Planning Board discussed this item in depth.

**5. Discussion of Construction Professionals Network Institute (CPNI) Workshop on Village Center to be hosted June 11 and 12 on Zoom**

Mr. Ammanamanchi shared his staff report on the information workshop dates and times with Planning Board members. *(See attached staff report is hereby incorporated as reference into these minutes.)*

**AGENDA ITEMS**

**1. Review of Action Items**

- Ms. Blackwell will make revisions on the 4/21/2020 minutes.
- Mr. Ammanamanchi will make revisions to the LUP prior to sending it to Council for review.
- Ms. Blackwell will send out a doodle poll for possible date and time to schedule Special Called Meeting.
- Ms. Blackwell will add the Discussion of Future Land Use Map and Village Center District Boundaries to the 6-16-2020 Planning Board agenda.
- Mr. Ammanamanchi will research Amber Meadows and what has been done in the subdivision.
- Ms. Blackwell will send out Zoom invite for the CPNI workshop to Planning Board Members.
- Mr. Ammanamanchi will reach out to landowners.

**2. Board Member Comments**

Kelly Cates – She thanked Council for going ahead and reviewing the LUP to help speed up the process.

There were no other comments from Planning Board Members.


**ADJOURNMENT**


**MOTION:** Chairman Jones made a motion to adjourn the virtual meeting at 9:57 pm.

**VOTE:** The motion passed unanimously.

Adopted: 6-16-2020



  
\_\_\_\_\_  
John Jones, Chairman

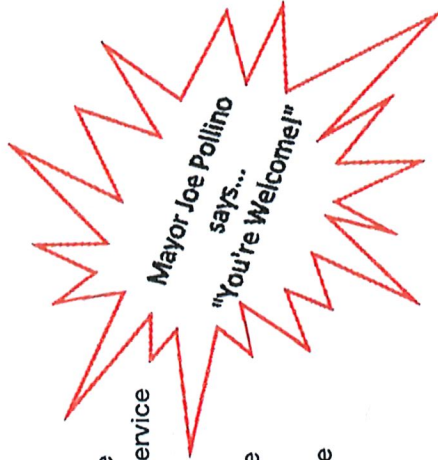
  
\_\_\_\_\_  
Barbara R. Blackwell, NCCMC  
Clerk, Village of Marvin



# Welcome to the New Marvin Village Center!

Courtesy of your country club based "Class A Investor" Marvin Village Council

On May 12th the Mayor and the council will forever change the Village charter so the Mayor gets a vote.  
Remember just last year when they said they wouldn't do that, ever, without a public referendum?  
 Well, the Council apparently forgot all about that, and are sneaking it through during the pandemic shutdown!  
 Marvin citizen's shouldn't be expected to collect protest petitions, during a highly contagious, viral epidemic?  
Let's remind them, no charter changes unless we, the residents of the Village of Marvin, VOTE on it!



Light Commercial	Example
Dentist Office	Dentist Office
Tax Preparation	Liberty Tax Service
Chiropractor	Chiropractor
Veterinarian	Veterinarian
Massage Day Spa	Asia Massage
Acupuncture	Acupuncture
Assisted Living	Nursing Home
Day Care	Day Care
Dry Cleaner	Dry Cleaner
UPS Store	UPS Store

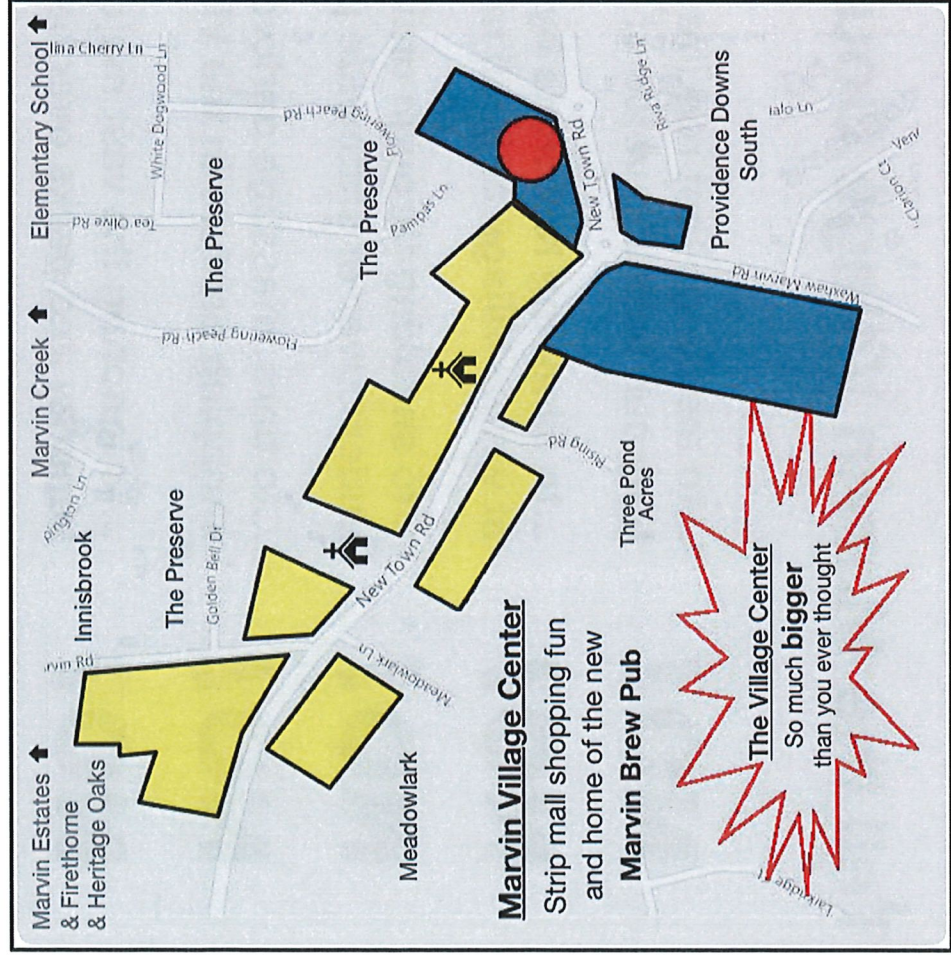
Just down the road from the grade school, and mere feet from not one, but two churches

## Marvin Brew Pub

## Malls / Retail / Food

Auto Parts	Example
Mattress Store	Autozone
Beauty Salon	America's Mattress
Nail Salon	Great Clips
Restaurant, Casual	Nail Salon Mani-Pedi
Grocery Store	Qdoba
Bank	Walmart Neighborhood Market
Pharmacy	Bank of America
Hardware Store	Walgreens
Athletic Goods	Ace Hardware Store
	Shoe Carnival

\*All examples are allowed by Village ordinance





# Tell the Marvin Village Council...

**NO!**

...to meetings that require fancy technology to attend, just so they can limit the voice of Marvin residents

**NO!**

...to silencing residents by requiring pre-registration to speak at virtual Village council meetings

**NO!**

...to sneaking through unnecessary Village charter changes under cover of statewide pandemic lockdown

**NO!**

...to bars, massage parlors fast food, and high traffic strip mall shopping centers in the Village Center

**NO!**

...to ignoring the vast majority of residents who voted for security and parks over bars, fast food, and more traffic

Email [clerk@marvinnc.org](mailto:clerk@marvinnc.org) and tell them **NO!** We won't be silenced and we won't accept their ridiculous, secret plans, and pre-register to speak at the Village Council meeting via WebEx videophone on May 12th to make your voice heard!!!

Attend this meeting in person if possible, Next Tuesday, May 12 at 6:30 pm  
Go to Banks Presbyterian Church Fellowship Hall to be sure we are seen & heard!!



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**TO:** Planning Board

**FROM:** Rohit Ammanamanchi, Senior Planner/Zoning Administrator

**SUBJECT:** Update on Code Reorganization

**DATE:** May 15, 2020

## **Background**

The code reorganization is a project to better organize codes on planning and development, making it easier to manage development for the remainder of the parcels that could be developed in Marvin. Neither the consultant nor staff are ready to have the discussion at this meeting, therefore the consultant has suggested that we discuss at the next meeting. Staff has also introduced the possibility of calling a special meeting sometime in between now and the next meeting specifically to discuss this item.

## **Recommendation**

Consider either calling a special meeting or discussing this item at the next regularly scheduled meeting.



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**TO:** Planning Board

**FROM:** Rohit Ammanamanchi, Senior Planner/Zoning Administrator

**SUBJECT:** Discussion of Future Land Use Map

**DATE:** May 18, 2020 (revised)

## **Background**

A major part of the 2020 Land Use Plan is to determine the future land uses of parcels in and around Marvin. The Future Land Use Map is the next step in the Land Use Map process, and the first step in the Comprehensive Plan. Having completed the section on ETJ at last meeting, the two sections remaining are:

1. Village Center District Boundary
2. Other Land Uses in Marvin

Attached for reference of this discussion are:

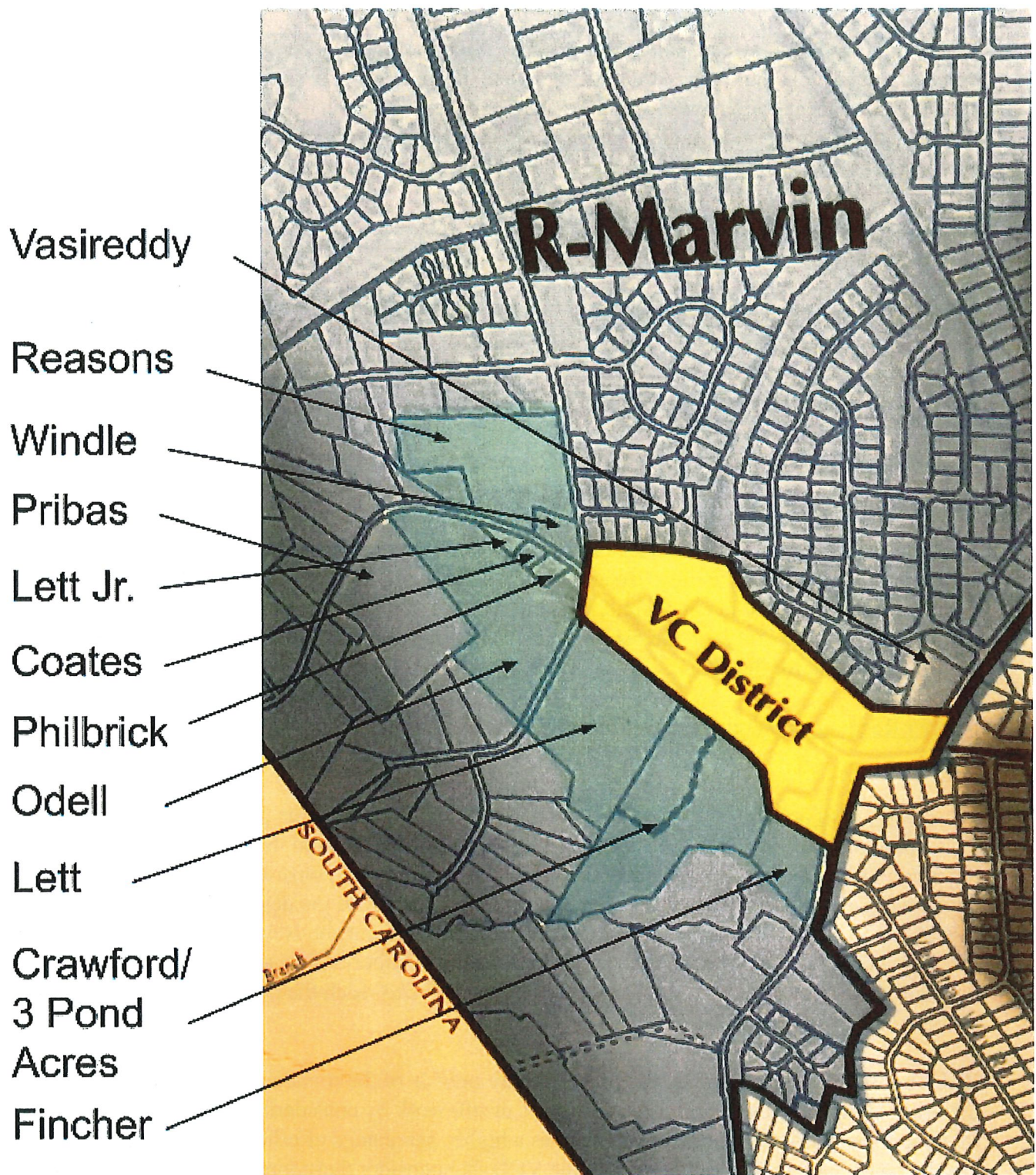
- The current draft of the Future Land Use Map (2017)
- The previous Future Land Use Map which accompanies the current Land Use Plan (2006)
- Current Planner recommendations for Village Center Boundary

## **Staff Analysis**

1. Village Center District (VCD) Boundary

If it was not clear, the main impetus for discussing expansions of the Village Center was the status of the current draft of the Future Land Use Map. Many parcels outside of the roundabouts are shaded a different color from the standard residential zoning seen in the picture below, This could mean many things, as there was not a legend color for these parcels, but they were each considered for the Village Center so Staff thought it to be prudent to discuss them before officially removing from or adding to the VCD Boundary. A small few parcels were also considered in the past but not on this map, these are Pribas, Schmidt, and Vasireddy, and should also be considered for their merit. Staff original procedure was to ask Planning Board for their input first and then reach out to property owners, but recent events have forced us to expedite discussions with the property owners. Their input is included in this memo.





Above: Village Center vicinity on the Future Land Use Map with parcels around the Village Center still in consideration.



Vasireddy: His parcel was considered for both the Village Center, or for giving land to Village Hall for improving the site layout. He is still desiring to use this land for either or both uses, and this property is in a very good location to have any number of synergistic uses with the Village Hall. This property can also be considered to use to put the driveway for Village Hall further from the roundabout, as NCDOT may restrict the driveway to right-in, right-out only if it causes operational issues with the roundabout.

Planner recommendation: Include in VCD

Reasons: He stated that although the idea to be included was intriguing, especially for the house in the front( now sold to Windles), he is interested in selling his property and moving away unless the VCD can be considered within a few months. Upon telling him that it would take a year at least, he stated that he would not mind being removed from consideration.

Planner Recommendation: Remove from VCD consideration

Windle and Coates: Lisa Windle and I have had several conversations about this district. She wishes to stay in her house with her family (Coates) living in the house across New Town Road. But she does not mind if small, comfortable commercial uses are built on Ardrey's property across Marvin Road from her. If Reasons is no longer in the district, there is nothing to compel her or the Village to consider this house at this time for the VCD.

Planner Recommendation: Remove from VCD consideration

Pribas and Odell and Lett Jr.: The Pribas property was introduced in the past as a potential combination development with Odell, however, they have also expressed interest in independent development. Although Odell has an approved subdivision, he is not allowed to construct it due to Meadowlark disallowing use of their road for construction easements, and thus the development of his property as part of the VCD came back into consideration, with access points on New Town Road only. However, Odell stated he just wants to make the most of his land, whether that means commercial use or residential development. Scott Lett also expressed a desire to reach the potential he sees for his triangle shaped lot next to Coates.

Planning Board discussed that these properties are outside of the roundabouts which does not match the original vision. However, these properties can still work by considering lighter commercial uses than the main district, using strategies such as a higher percentage of offices, or a lower density. It can also be considered to remove them from the VCD, but consider these three properties later as a residential development within R-Zoning regulations.

The Pribas family provided the following statement about their property:

***"The Pribas family is very interested in potential commercial development of the property, either by being included in the VCD or becoming a "transitional" property that has a blend of commercial and residential development (commercial along the front, with residential behind)."***

***As such, we would like for the Board to consider adding the Pribas property to the VCD on the Future Land Use Map. We would certainly like to partner with the Village of Marvin to achieve its vision for the VCD and surrounding properties."***

Planner Recommendation: Consider lighter commercial or remove from VCD consideration

TJ Philbrick has expressed a very strong desire to convert his existing house into an office for his engineering firm. Having previously worked at a small engineering firm myself, I can attest that the traffic drawn will, almost every day, be just the employees that work there (in this case 10 employees at most) and occasional auxiliary services related to commercial use (such as a cleaning maid and package deliveries). Philbrick has also expressed willingness to consider a driveway through his yard accessing New Town Road directly. This proposed use and other near-zero impact uses can be written into the regulation for this property alone through the means of Zoning Envelopes.

Planner recommendation: Include in VCD, discuss lighter uses regulated outside roundabouts

Back of Lett parcel: The VCD can easily prescribe that only the front of parcels can be commercially developed. Also, it is not possible to rezone part of a parcel. Therefore, it can easily be considered that all of Lett's parcel should be within the boundary. Careful considerations of residential uses will be conducted within the following months

Planner Recommendation: Include in VCD, where the VCD will only allow commercial uses in front

Crawford: Staff was not able to reach out to Crawford for contact. However, this parcel was considered for the VCD for its prime central location before it was developed. Now that it is a developed subdivision, removal of the properties of Three Pond Acres neighborhood from the VCD is straightforward.

Planner Recommendation: Remove from VCD and Remove rear parcels from consideration

Fincher's back parcel: This is the same reasoning as Lett.

Planner Recommendation: Include in VCD, where the VCD will only allow commercial uses in front

**The map of this recommendation would be the Minimum expansion + Small expansion with potentially parts of the large expansion on the attached map, however, Planning Board is free to consider any options.**



## 2. Other Land Uses in and around Marvin

This is the section to talk about other locations of Commercial or Industrial Development. Referring to both the 2006 and the 2017 current draft Future Land Use Maps, as well as current land uses and expected development outside of Marvin's limits, Planning Board should make determinations whether to add or remove Commercial Corridor or Business designations from the draft Future Land Use Map.

The parcels currently designated as CC-CD have an active (on hold) application to rezone to that zoning. Staff analysis is that resident's concerns of proximity can be mitigated through various methods. Also, each of the other two Age-Restricted neighborhoods are adjacent to commercial uses, and walkability to some services can be a great benefit to an age-restricted neighborhood, as they may have a higher population of people that can not drive (Amber Meadows next to the swim club and CVS across Rea Road, and future Marvin Gardens neighborhood next to future Publix).

Planner Recommendation: Keep Bonds Grove Church corner as future CC-CD

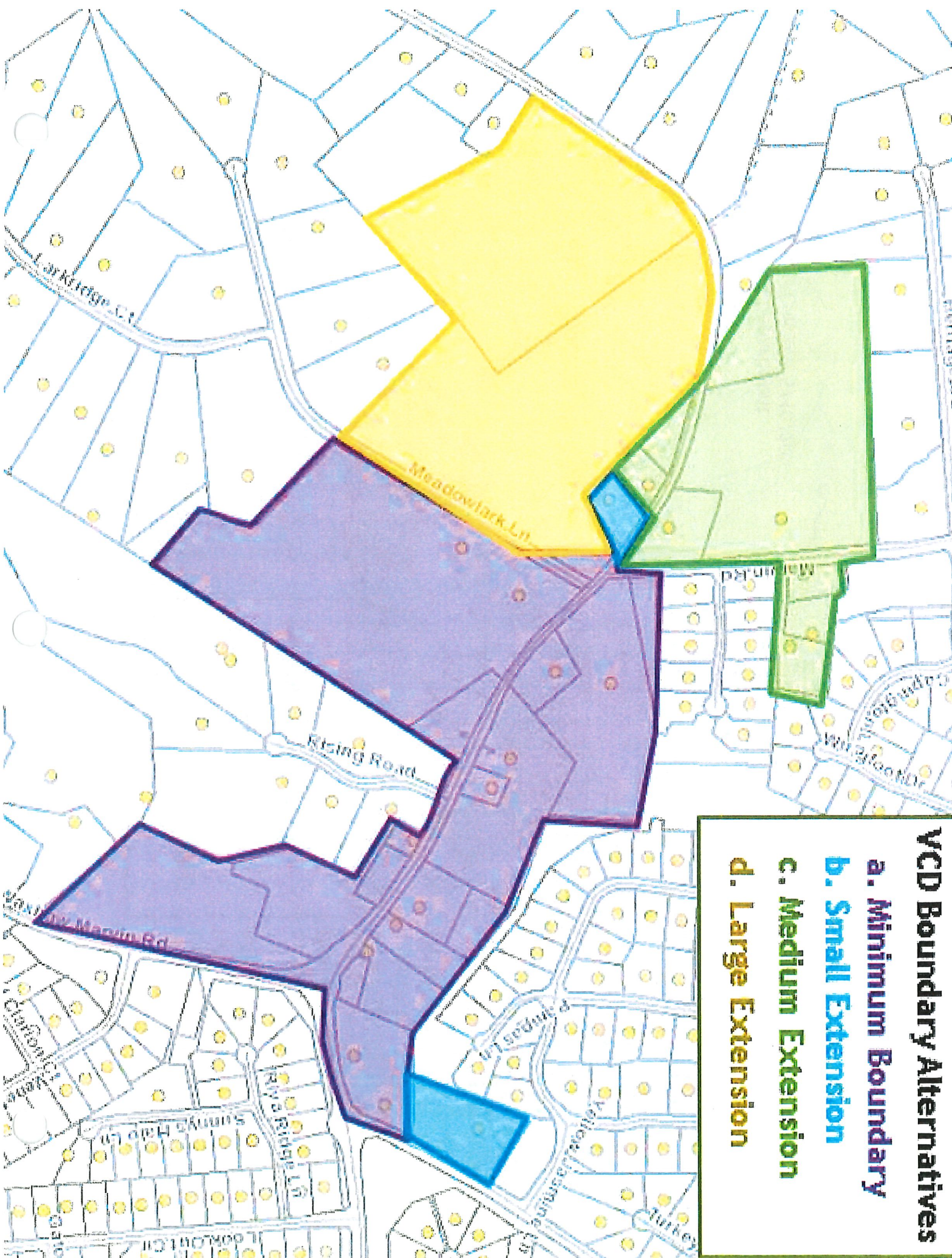
Although it is obvious, it should be stated for thoroughness that Staff does not recommend adding any Industrial uses to the Future Land Use Map, per the related statements in the current Land Use Plan expressing desire to not have any industrial uses in Marvin.

Planner Recommendation: Don't add any additional properties as Commercial or Industrial at this time, but gauge resident interest as part of a Resident Survey every 5 years.

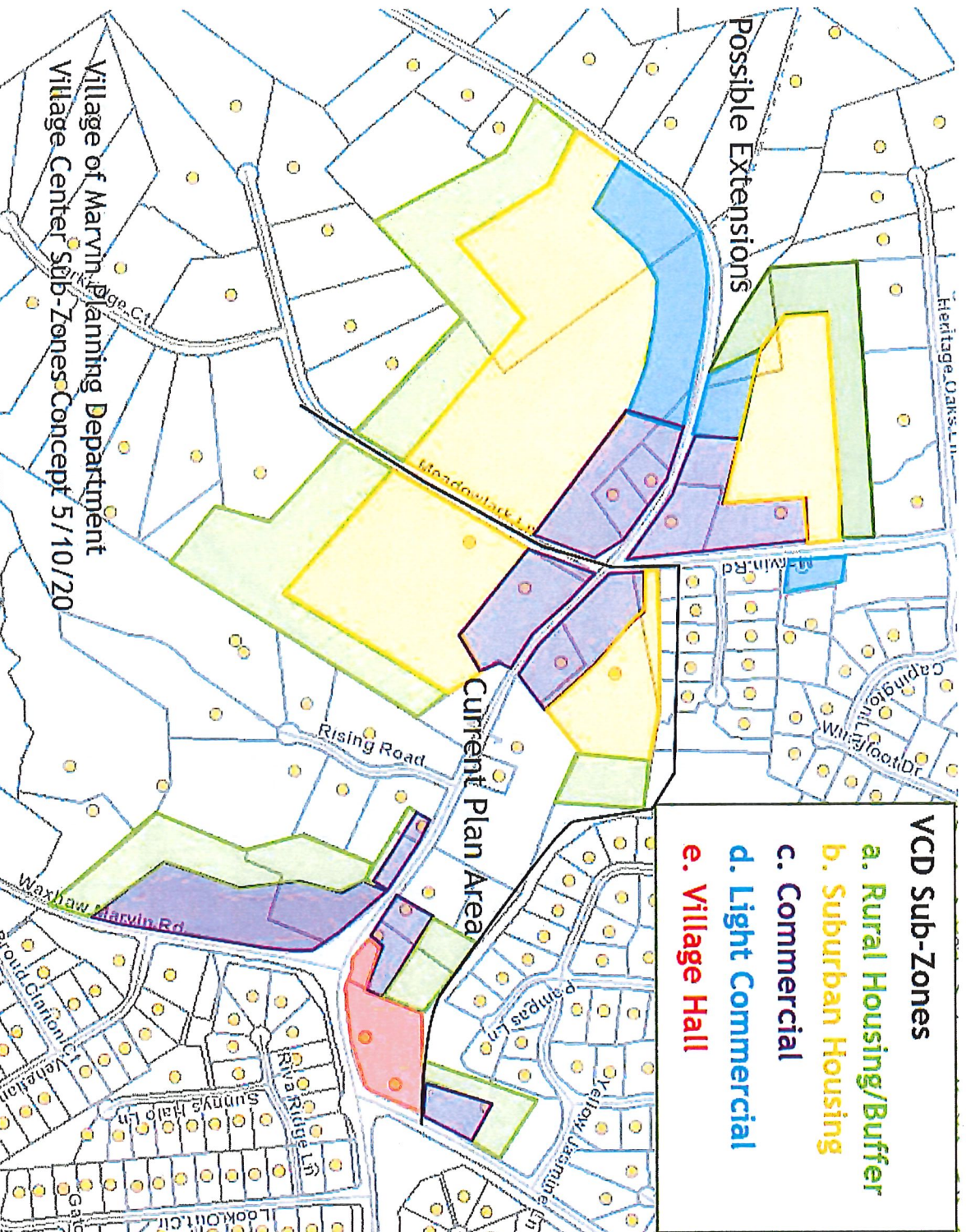
### **Current**

Staff asks Planning Board to review the draft Future Land Use Map and make a final recommendation to include in the Land Use Plan. Staff will bring the final map for review to the next Planning Board Meeting. Alternatively, Planning Board may use this meeting to discuss options but not finalize and schedule a public input meeting to gather residents' opinions on the options.

- a. Minimum Boundary
- b. Small Extension
- c. Medium Extension
- d. Large Extension







## VCD Sub-Zones

- a. Rural Housing/Buffer
- b. Suburban Housing
- c. Commercial
- d. Light Commercial
- e. Village Hall

- a. Rural Housing/Buffer:  
Intended to protect existing neighborhoods from being adjacent to higher intensity uses
- b. Suburban housing:  
Denser housing, but still having overall density of 1 unit per acre (alternative housing types may be considered in small quantity, similar feel to Marvin-area homes)
- c. Commercial  
Low-density, small, independent buildings. Majority 1,000-5,000 sf. Uses include restaurants, offices specialty stores.  
No drive-thrus, big-box stores
- d. Light Commercial:  
Even less-intensity uses for fringe properties. Uses will primarily be offices.
- e. Future Village Hall site



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**TO:** Planning Board

**FROM:** Rohit Ammanamanchi, Senior Planner/Zoning Administrator

**SUBJECT:** Discussion of Construction Professionals Network Institute (CPNI) Workshop on Village Center to be hosted June 11 and 12 on Zoom

**DATE:** May 15, 2020

### **Background**

CPNI is a group of professionals in the fields of construction, engineering, landscape architecture, and other related fields who created a volunteer organization to help small governments get a better grasp on large public projects. They were connected to us through NC Growth who I met at the NC Main Street Conference in March. NC Growth is a grant-funded program out of UNC which conducts economic analyses on municipal projects.

These two groups in partnership have agreed to host a free workshop for us to understand the components of our Village Center project and work out factors ranging from density to streetscape design, and everything in between. Due to stay at home orders, this workshop will be held on zoom, and if there is a quorum of Planning Board members or Council members who want to attend, it will be open to the public.

The agenda for the workshop is attached to this memo.

### **Recommendation**

Consider attending the Zoom CPNI Workshop on June 11 and 12.



# DRAFT

May 4, 2010

## Village of Marvin *Virtual* Workshop AGENDA

### THURSDAY - Day 1

#### Introductions

1:00pm – 1:15pm

- Village of Marvin
- Design Team

#### Virtual Town Tour Town Summary (Review in Advance of Workshop)

1:15pm -2:00pm

- Google Earth
- Aerial Photographs
- Maps

#### Overview Summary - Village of Marvin (Review in Advance of Workshop)

2:00pm - 3:00pm

- History/Culture
- Physical Character (Environmental, Topography, Landscape, Utilities, Transportation, Etc.)
- Buildings - Structural Evaluation
- Demographics
- Market/Economic Conditions
- Land Use/Property Ownership
- Existing Planning/Zoning Documents - Allowable Uses/Site Design/Street Cross-Sections
- Regulatory Process

#### Break

3:00pm – 3:15pm

#### Case Study - Badin

3:15pm - 4:00pm

#### Adjourn

# DRAFT

May 4, 2020

## Village of Marvin *Virtual* Workshop AGENDA

### Page 2

#### FRIDAY - Day 2

##### **Visioning**

**9:00am – 10:30am**

- Assets
- Goals/Aspirations
- Opportunities/Challenges allowable uses and site design. Do you also want to add street cross sections

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- Program Development (CPNI only)
- Resources (CPNI only)
- Partners (CPNI only)
- Project Delivery/Contracts (CPNI only)
- Procurement (CPNI only)
- Budget (CPNI only)
- Priorities/Schedule/Phasing (CPNI only)

##### **Break**

**10:30am – 10:45am**

##### **Recommendations**

**10:45am - Noon**

##### **Adjourn**